

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>2014-138</b>	<b>PC Meeting Date:</b> 12-08-14
<b>Applicant Request:</b>	<b>Special Exceptions Permit: Residential Planned Unit Development</b>	
<b>Property Location:</b>	<b>6114, 6116, 6118, 6126, 6130, 6136, 6236, 6246, 6254, &amp; 6280 Ooltewah Georgetown Road</b>	
<b>Property Owner:</b>	<b>Barrier Properties, LLC C/O Barry Payne</b>	
<b>Applicant:</b>	<b>Barrier Properties, LLC C/O Barry Payne</b>	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The applicant is seeking approval of a Preliminary Residential Planned Unit Development (PUD) for the residential portion of the Cambridge Square development. This development is proposed to be 340 attached and detached single-family residences on 108.9 acres with a density of, 3.12 units per acre, as indicated on the submitted site plan. Case 2014-137 is a companion case to this request and is a rezoning request from M-1 Industrial District, A-1 Agricultural District, and R-5 Single-Wide Manufactured Home District to R-1 Residential District.

The purpose of the Residential Planned Unit Development, as established in the Hamilton County Zoning Regulations, "is to provide the opportunities to create more desirable environments through the application of flexible and diversified land development standards under a comprehensive plan and program professionally prepared. The Residential Planned Unit Development is intended to be used to encourage the application of new techniques and technology to community arrangements with lasting values. It is further intended to achieve economies in land development, maintenance, street systems, and utility networks while providing building groupings for privacy, usable and attractive open spaces, safe circulation, and the general well-being of the inhabitants."

#### Site Description

The majority of the property is currently vacant and heavily wooded. The northern portion of the site abuts the Hiawatha Estates Subdivision and contains the remnants of old horse show facilities. The eastern boundary borders the Honors Golf Course. South of the property is the commercial portion of the Cambridge Square Development. Single-family residences fronting Ooltewah-Georgetown Road line the western edge of the site.

#### Zoning History

In 1975, under case 1975-115, the Chattanooga-Hamilton County Regional Planning Commission approved a Conditional Permit to erect and operate horse show facilities on a portion of the area requested for the Planned Unit Development. The R-5 Single-Wide Manufactured Home zoning was established by case 1979-0095.

#### Plans/Policies

Although there are no specific references to this site, the Hamilton County Comprehensive Plan 2030 provides general guidance on appropriate future development types, land use patterns, and physical form by Development Sectors. The Plan identifies this site as part of the Transitional Growth Sector defined as "a bridge between rural zones and more urbanized or suburban development." This sector

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has been described as tolerant of higher levels of housing density as compared to the Rural Growth Sector. The plan recommends several development models appropriate for the area, but the model most closely representing this site based on the existing adjacent and surrounding uses is the Traditional Neighborhood Development.

The 2007 Wolftever Creek Area Plan, created with substantial public involvement, provides more specific planning policies and land use recommendations for the area of this proposed development. The plan considers Low Intensity Residential appropriate to this area. The subject property falls within the Lee Highway intersection with Ooltewah-Georgetown Road Focus Area which states:

*“Access to a large portion of the property lying behind the residential lots along the west side Ooltewah-Georgetown Road remains difficult due to the lack of adequate public rights of way connecting with Lee Highway or Ooltewah-Georgetown Road. Future higher intensity uses will require improved access. Preferably, consolidation of smaller lots along Ooltewah-Georgetown Road will occur to allow improved access.”*

While conventional R-1 Residential zoning with a Planned Unit Development may allow up to 5.0 units per acre, the Transitional Growth sector recommends that development not exceed a threshold of 3.0 units per acre. In this sector the following is recommended:

- Single-family detached housing is recommended for this class.
- Densities in excess of 3.0 units per acre should only be considered if the development will preserve substantial areas of usable open space.
- Developers of this type of use are strongly encouraged to retain a natural vegetative buffer separating the perimeter of the site.

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### Hamilton County Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Engineering & Water Quality staff. In addition to the requirements of the Hamilton County Zoning Regulations, all land development is further required to comply with current Hamilton County subdivision regulations, building and zoning codes, storm water/water quality regulations, and the landscape regulations.

Hamilton County noted that a traffic impact study with special attention to turn lanes and traffic signal timing at Lee Highway will be required.

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### RPA Summary

Staff, in Case 2014-137, recommended support of the R-1 Residential District for this site. In the R-1 Residential District, an applicant could achieve a density of five dwelling units an acre. The applicant is proposing development at 3.12 dwelling units an acre in the residential Planned Unit Development. This is due in part to the fact that the proposed PUD Development Plan has a substantial amount of open space set aside along its eastern perimeter in an area currently heavily forested. Existing streams have open space buffers along them and other areas throughout the site are depicted as being used for water retention.

The site abuts a series of existing homes along the eastern side of Ooltewah Georgetown Road. A buffer has been provided along the perimeter of the site where it abuts these homes, with larger open space

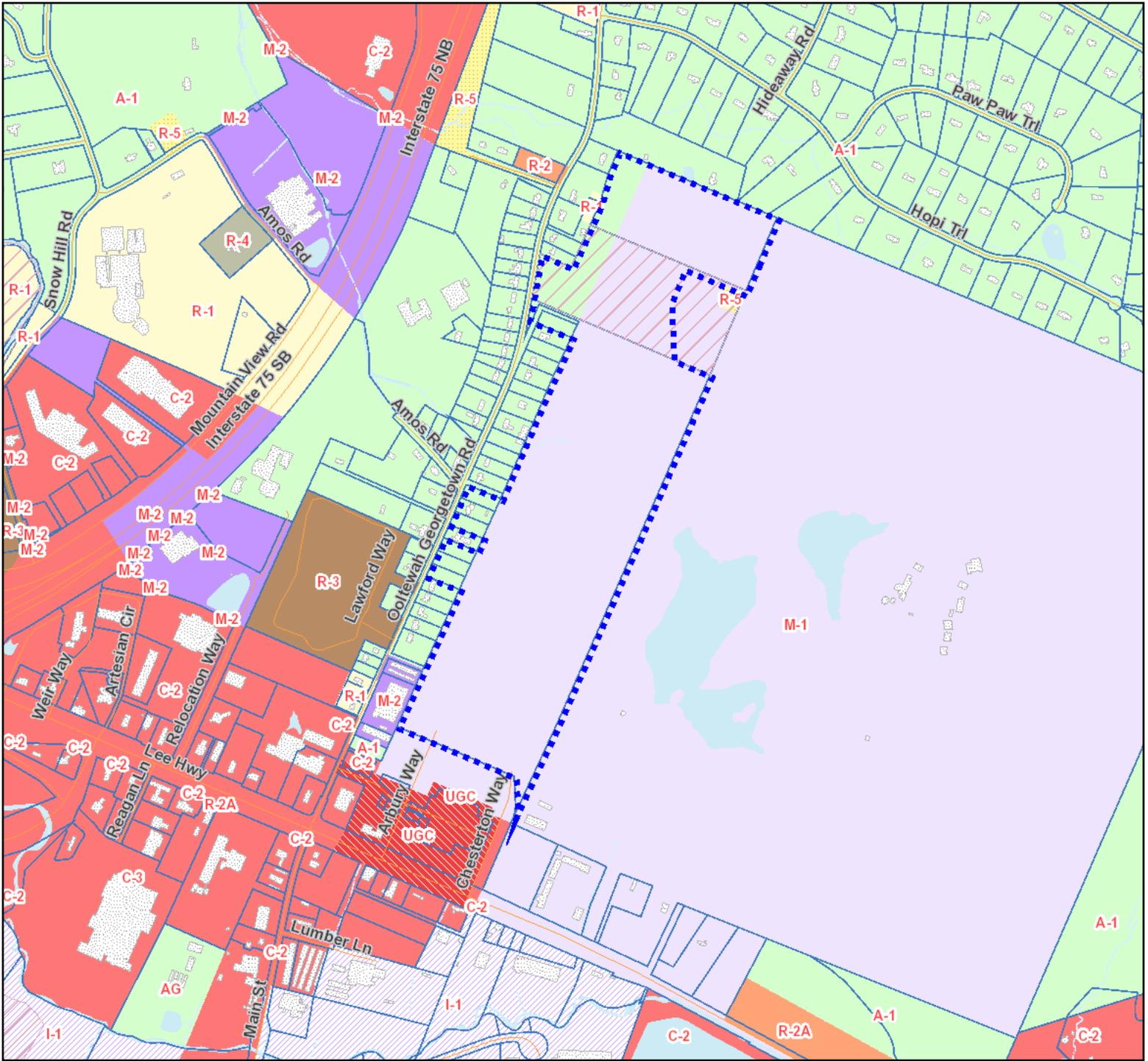
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areas abutting several of the homes, and a 30' deep buffer along the northern portion of the site where townhomes are located.

Although not required, sidewalks are provided throughout the site and connect to the Cambridge Square mixed-use development under construction to the south. Staff is in support of the residential Planned Unit Development in that the development plan meets the intent and purpose of a Planned Unit Development and provides residences that connect to quality open space and the shopping and services found in the mixed-use portion of this development. The staff recommends two optional site plan enhancements for consideration by the applicant; these are just suggestions and are not recommended as conditions for approval:

- 1) Provide trail connections within the woodlands area as a connected green spaces, adding walking trails or a bike share station.
- 2) If feasible, staff would recommend locating the proposed townhomes currently on the north end of the site to the south end closer to Cambridge Square, which would also serve as a transition from the village area and the single family residences.

These are simply suggestions for improving an already viable site plan, and thus the Regional Planning Agency is only offering these enhancements as feedback.



## 2014-138 Special Exceptions Permit for a Residential PUD

1,000 ft

**Chattanooga Hamilton County Regional Planning Agency**